



March 14, 1995

RECEIVED

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DIV. OF HOUSING
POLICY DEVELOPMENT HCD

Department of Housing & Community Development
P.O. Box 952053
Sacramento, CA 94252-2053

Re: General Plan Annual Report

Dear HCD Representative:

Pursuant to State Statute Section 65400(b), attached please find the General Plan Annual Report for the City of Rancho Mirage in the County of Riverside.

If you have any questions please contact me.

Sincerely,

Randal K. Bynder
Senior Planner



CITY OF RANCHO MIRAGE



STAFF REPORT

TO: City Council

DATE: March 2, 1995

FROM: Robert Brockman, ^{RB}Community Development Director

COUNCIL DISTRICT: ALL

SUBJECT: General Plan Annual Report

SPECIFIC REQUEST OR RECOMMENDATION:

Receive, file, and submit this report to the State Office of Planning and Research and the Department of Housing and Community Development.

JUSTIFICATION OR INFORMATION:

State General Plan Requirements

Government Code section 65400(b) requires that local planning agencies prepare an annual report on the status of the general plan and progress in its implementation, including the progress in meeting the local share of regional housing needs. Recent changes to section 65400(b) also require that in addition to providing an annual report to City Council, the State Office of Planning and Research and the Department of Housing and Community Development must also receive a copy of the annual report. Section 65400(b) also now requires that the annual report address the degree to which the general plan complies with the guidelines adopted by the State and the date of the last revision of the general plan. The purpose of this annual report is to assess the continued relevancy of the City's General Plan and to monitor its implementation.

Status of the General Plan

The last comprehensive revision to the City's General Plan was adopted in November, 1987 after nearly 1½ years of study, preparation and public workshops. The General Plan contains all the required elements as set forth in the Office of Planning and Research General Plan Guidelines. Also the General Plan elements are internally consistent and consistent with the City's zoning and subdivision regulations and each fiscal year's list of approved public works projects.

CITY COUNCIL ACTION:

Approved as Requested: _____
Approved as Amended: _____
Denied: _____
Other: _____

Referred to: _____
For: _____
Cont. to Agenda of: _____
Hearing set: _____

AGENDA ITEM

3.

JUSTIFICATION OR INFORMATION (Continued):

The General Plan has served the City well as a guide for growth and development in Rancho Mirage. Nevertheless, the 1987 General Plan map and text have been subsequently amended more than 40 times in response to the evolving needs of the City. Among these amendments, complete element additions or revisions were adopted for the Mineral Resources Element (April, 1988), Emergency Preparedness Element (April, 1988), Economic Development Element (December, 1989), Parks and Recreation Element (May, 1990) and the Housing Element (January, 1993).

In order to maintain the desired relevancy of the general plan, the General Plan Guidelines recommend that a thorough review and appropriate revision to the general plan occur at least once every five years. The legal implications of not maintaining an adequate and current general plan can potentially involve a court imposed moratorium of development permits.

Staff's recommendation that the City undertake a comprehensive General Plan update is contained in a separate staff report in this agenda packet.

Implementation of the Housing Element

The annual report on the general plan must also include an assessment on progress towards meeting the City's share of regional housing needs. The January, 1993 Housing Element includes an evaluation of progress to implement the November, 1987 Housing Element policies and programs. The most significant accomplishments in that five year period were the use of Redevelopment Agency housing funds to purchase 82 units at Parkview Villas for low to moderate income seniors housing and to convert Blue Skies Village Mobilehome Park to resident ownership.

The City's share of regional housing needs is established by the Southern California Association of Governments (SCAG) as required by Government Code Section 65584. The original period in which cities are to meet their share of regional housing needs, 1989-1994, has been extended to June 30, 1996 by recent legislation. For the period 1989-1996 the City's regional housing need was set at 323 units of low and moderate income housing. Since 1989, 82 units at Parkview Villas, 71 units at Blue Skies Village and 51 units at Blue Heaven Mobilehome Park, for a 204 unit total, have been made affordable to low and moderate income residents. This leaves a 119 unit deficit to be satisfied by June 30, 1996.

The following policies or objectives contained in the 1993 Housing Element have been fully or partially implemented:

- **Objective 1.1.5** The City shall ensure that, at a minimum, all new affordable housing projects comply with the Americans with Disability Act.

JUSTIFICATION OR INFORMATION (Continued):

The City's adopted Transition Plan includes a schedule of ADA improvements at Parkview Villas.

- **Objective 2.3.1** At a minimum, one half of the affordable units assisted, subsidized, or constructed by the Agency through the use of the Low and Moderate Income Housing Setaside Fund shall be affordable to households of very low income.

108 of the 204 units assisted by the Redevelopment Agency since 1989 have been in the very low income category.

- **Objective 4.1.1** The Rancho Mirage Redevelopment Agency shall seek out and acquire structures, underdeveloped or underutilized land suitable for development into residential or mixed use projects.

The Redevelopment Agency has acquired and cleared property along San Jacinto for potential housing development.

- **Objective 4.3.1** The City shall revise its Zoning Ordinance to allow affordable housing as a permitted use in all residential zones.

Completed.

- **Objective 4.3.2** The City shall allow reductions of up to 25% of its minimum private outdoor living space size requirements for units affordable to low or moderate income households.

The Zoning Ordinance has been modified to allow this reduction.

- **Objective 4.3.3** The parking standard for senior group living quarters shall be reduced by 25% for a project including at least a portion of units affordable to low and moderate income seniors. The reduction shall be calculated only for the percentage of units designated as affordable and only uncovered spaces shall be eliminated.

The Zoning Ordinance has been amended accordingly.

- **Objective 4.3.7** The City shall create a Senior Overlay Zone to encourage the development of senior housing in accordance with the senior group housing design standards in the Zoning Ordinance.

The Zoning Ordinance has been amended to include a Senior Overlay zone.

- **Objective 5.2.1** The Redevelopment Agency shall develop and implement housing rehabilitation loan programs:

Mobilehome rehabilitation and repairs, when owned and occupied by low and moderate income households;

AGENDA ITEM

3-3

JUSTIFICATION OR INFORMATION (Continued):

Rehabilitation of single family homes occupied by low and moderate income owners;

Rehabilitation of multi-family units occupied by low or very low income tenants.

The Agency may contract for the development and implementation of these programs or may implement them in-house.

- **Objective 5.2.2** The Agency Rehabilitation programs shall be budgeted to allow for the rehabilitation or repair of a minimum of:

24 mobilehomes per year;
10 single family homes per year;
one multi-family project per year.

Agency staff and/or the Rehabilitation Program Manager shall aggressively market the programs in order to meet this objective.

The Redevelopment Agency has approved a home improvement grant and matching fund program. Since its inception in 1993, 166 home improvement grants in the total amount of \$229,443.97 have been approved.

- **Objective 5.3.1.** The City shall investigate taking back code enforcement responsibility for mobilehome parks from the State of California, including analyzing staffing requirements and the costs and benefits of the City performing this function.

The City resumed mobilehome park enforcement responsibility on June 30, 1994. A full time mobilehome inspector has been hired.

- **Objective 5.4.2** The Redevelopment Agency shall sell or transfer Parkview Villas to a qualified housing non-profit organization as soon as possible. The City shall investigate activating a City of Rancho Mirage Housing Authority to own and operate this, and potentially other, properties.

In 1994 a City Housing Authority was established. Parkview Villas and Blue Heaven Mobilehome Park have been transferred from the Redevelopment Agency to the Housing Authority.